



New South Wales

North Sydney Local Environmental Plan 1989 (Amendment No 66)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S99/00633/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 108

Clause 1 North Sydney Local Environmental Plan 1989 (Amendment No 66)

North Sydney Local Environmental Plan 1989 (Amendment No 66)

1 Name of plan

This plan is *North Sydney Local Environmental Plan 1989 (Amendment No 66)*.

2 Aims of plan

This plan aims:

- (a) to prohibit residential development on the land shown by hatching on the map referred to in clause 3, and
- (b) to apply the floor space ratios which currently apply to non-residential development to all development on the remainder of the land shown edged heavy black on that map.

3 Land to which plan applies

This plan applies to the part of the area of North Sydney shown edged heavy black on the map marked “North Sydney Local Environmental Plan 1989 (Amendment No 66)” deposited in the office of the Council of North Sydney.

4 Amendment of North Sydney Local Environmental Plan 1989

North Sydney Local Environmental Plan 1989 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Clauses 74 and 75

Omit the clauses. Insert instead:

74 North Sydney CBD—residential prohibition

- (1) This clause applies to land within the North Sydney CBD, as shown hatched on the map marked “North Sydney Local Environmental Plan 1989 (Amendment No 66)”.
- (2) Despite any other provision of this plan, the Council must not consent to development of land to which this clause applies for the purpose of attached dwellings, boarding houses, dwellings, dwelling-houses or residential flat buildings.
- (3) This clause ceases to have effect at the end of the period of 2 years commencing on the day on which *North Sydney Local Environmental Plan 1989 (Amendment No 66)* was gazetted.

75 North Sydney CBD—floor space ratios

- (1) This clause applies to land within the North Sydney CBD, as shown edged heavy black on the map marked “North Sydney Local Environmental Plan 1989 (Amendment No 66)”, except as provided by subclause (2).
- (2) This clause does not apply to land shown hatched on that map or to the following land:
 - (a) 52 Berry Street, Lot 2, D.P. 708306,
 - (b) 196 Miller Street, Lots 1 and 2, D.P. 734946,
 - (c) 199 Miller Street, Lot, 1, D.P. 708306,
 - (d) 201 Miller Street, Lot 1, D.P. 706146,
 - (e) 1-7 Napier Street, Lots 21, 22 and 23, D.P. 564122 and Lot 12, D.P. 605372,
 - (f) 154 Pacific Highway, S.P. 22186,
 - (g) 168 Pacific Highway, Lot 1, D.P. 797747,
 - (h) 172 Pacific Highway, S.P. 19533.

2002 No 108

North Sydney Local Environmental Plan 1989 (Amendment No 66)

Schedule 1 Amendment

- (3) A building must not be erected on land to which this clause applies in an area specified in Column 1 of the Table to clause 18 if the floor space ratio of the building would exceed the ratio shown opposite that area in Column 2 of the Table, regardless of the purpose or purposes for which the building will be used.
- (4) Clause 18 (3) does not apply to land to which this clause applies.
- (5) This clause ceases to have effect at the end of the period of 2 years commencing on the day on which *North Sydney Local Environmental Plan 1989 (Amendment No 66)* was gazetted.

BY AUTHORITY